From: Amy Brownell
Sent: Friday, September 3, 2010 3:21 PM
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Subject: Info for ETCA scope discussion Wednesday, September 8 from 1:30 to 2:30 pm
Attachments: ETCA Scope Changes B and G Draft 9-8-10 call.doc; Working ETCA Cost Table 040110 Final.xls

Please see attached information:

ETCA Scope Changes comparison table

On our Wednesday, September 8, we would like to walk through the comparison table and discuss.

Based on our discussion on 9/8, we need to produce a list of topics for further discussion with the whole group on September 16.

Some items that we know we would like to include on our September 16 list are:

1) Packaging scope information for the insurance markets with current uncertainties - e.g. soil vapor results and size of ARICs
2) Perpetuity items - steps to agreement on needed factors to assure perpetuity funding
3) Annual Reporting and monitoring for RMP - SFRA compilation and verification of annual reports

I've also attached copy of cost table that we produced on April 1 as fyi - reminder of where biggest cost differentials to be resolved

talk to you on Wednesday, September 8 at 1:30 pm

thanks,
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(See attached file: ETCA Scope Changes B and G Draft 9-8-10 call.doc)(See attached file: Working ETCA Cost Table 040110 Final.xls)

Scopes changes from Draft DBR to Draft Final DBR

PARCEL B

Task	Scope Item	MACTEC ETCA (3-30-10) Scope based on Draft DBR	MACTEC Revised ETCA (9-1-10) Scope based on Final Draft DBR	Comments
1.0	**Project Planning, documentation, reporting, etc.**	As presented	No Change	Project planning, documentation, reporting costs are the same in both scopes. Assumes appropriate level of staffing for level of work (i.e. reduces over time) Sustainable funding needed for perpetuity tasks (30 years?). Need to discuss with Navy typical Navy PM coordination tasks and administrative resources that are involved with managing work going forward.
2.0	**Soil Gas Survey**	Soil Gas Survey will be conducted by the Navy	No change-Survey will be conducted by the Navy per Soil Vapor Intrusion Survey (July 2010)	
3.0	**Remedial Design**	No Cost Associated with this task	No Change	
4.0	**Remedial Action Work Plan**	As presented	No Change	Based on current RD scope significant amount of design work will be required in the RAWP. Navy and City/Lennar team to discuss additional design details to be included in the RAWP that are currently missing from the RD.
5.0	**Hot Spot Excavation**	Hot Spot Excavations to be conducted by the Navy	No change – Hot spot excavation will be completed by the Navy	

5.2	**SVE Implementation**	As presented	No Change	Operation of SVE is assumed to be 1-year.
5.3	**VOC Groundwater Remediation**			
	Baseline Sampling	Assumed 14 wells	Changed to 11 wells per DF DBR	Baseline sampling not specified in DF DBR.
	Injections	75 location, 22 concrete coring, 10,000 lbs per Draft DBR Assumed two post injection sampling events at six months and one year for 14 wells	Changed to 43 locations, 12 concrete coring, 6,000 lbs per DF DBR. Single post injection monitoring of 11 wells.	Number of injection location and injection amounts reduced from Draft DBR to DF DBR.
	Post-Verification Soil gas Sampling	As presented	No Change	Cost carried over. Task not specified in the DF DBR
5.4	**Soil Cover**			
	Soil Cover	152,460 sf per Draft DBR	No Change	Soil cover area in DF DBR did not increase even though shotcrete area was eliminated.
	Asphalt Cover	1,228,392 sf per Draft DBR	1,254,528 sf per DF DBR	
	Drainage Design	Assumed subsurface drainage	Changed – surface drainage only using existing drainage swales	
	Durable Cover Maintenance	Assumed asphalt will be resurfaced 3 times over 30 year period	Changed - Assumes 1/3 of the asphalt surface area will be resurfaced every 10 years.	DF DBR did not specify frequency or quantity of maintenance
	Shotcrete	1,600 sf per Draft DBR	Changed – zero sf per DF DBR	Shotcrete area replaced by soil cover in DF DBR
	Sheet Pile Wall Installation	200 linear feet per Draft DBR	Per RTCs - Sheet pile replaced with rip rap	Rip rap not discussed in DF DBR and cost not clear.

5.5	**Soil Vapor Control**			
	Soil Vapor Mitigation Barrier	404,780 sf per MACTEC	No Change	Quantity will be revised based on results from Navy soil gas survey. Remedy not included in DF DBR, but still required in ROD
	Vapor Control	404,780 sf, passive engineering control per MACTEC	No Change	Quantity will be revised based on results from Navy soil gas survey. Remedy not included in DF DBR, but still required in ROD.
	Performance Monitoring Post Construction	15 events – one for each proposed building, 2 samples each per MACTEC	No Change	Quantity will be revised based on results from Navy soil gas survey. Remedy not included in DF DBR, but still required in ROD.
5.6	**Groundwater Remediation (Hex Chrome) – Organo Sulfur**	No Cost Associated with this task	No Change	Regulatory agencies to provide No FA concurrence letter.
5.7	**Long Term Monitoring**			
	Sampling Frequency and Duration	As presented	No Change	Year one per monitoring scope per DF DBR. Subsequent years as shown in MACTEC ETCA scope sheets.
	VOC and Metal Monitoring Wells	11 wells total per Draft DBR	Changed – 13 wells per DF DBR	Number of wells and analytical per DF DBR
	TPH Monitoring Wells	MACTEC Assumed 3 TPH monitoring well	Changed – Assumes 7 TPH monitoring wells	As per Parcel B TPH Work Plan Addendum.

5.8	**Monitoring Well Abandonment/ Extensions/and Rehabilitation**			
	Well Abandonment	39 wells	Changed to 50 wells (13 wells monitoring program, 30 water level only, 1 not abandoned by Navy DF DBR, and 6 TPH wells)	Number to be revised based on total number of wells remaining after Navy completes well abandonment activities.
	Redevelopment	5 event s– 3 wells each event	No Change	
	Well Extensions	39 wells	Changed to 50 wells (13 wells monitoring program, 30 water level only, 1 not abandoned by Navy DF DBR, and 6 TPH wells)	Number to be revised based on total number of wells remaining after Navy completes well abandonment activities.
5.9	**5-year reviews**	As presented	No Change	
5.10	**TPH Remediation**			All TPH remedial activities will be completed by Navy. Any remaining monitoring activities to be completed by City/Lennar. Duration TBD.
5.11	**Shoreline Revetment**			
	Site Preparation	As presented	No Change	
	Rip Rap Construction	10,000 cy Rip Rap 1,400 cy Crush Rock 15,000 sy Filter Fabric 500 cy Soil Relocation 1,700 cy debris disposal 25 days rad screening during cut/fill activities	8,654 cy Rip Rap 1,487 Crushed Rock 15,000 sy fabric 800 cy Soil Relocation 1,700 cy debris disposal 25 days rad screening during cut/fill activities	Soil relocation volume per DF DBR page 32. However, diff. between cut and fill in Appendix I is 1,364 cy Navy to verify. RAD screening Per MACTEC as part of construction.
	Integration with soil cover	As presented	No Change	
	Operation and Maintenance	Yearly inspections for 30 years and maintenance/repair every 10 years	No Change	DF DBR does not specify frequency or duration of the monitoring and maintenance.

5.12	**Implementation of Institutional Controls (ICs)**	As presented	No Change	
	Compliance Monitoring for RMPs	TBD	TBD	
6.0	**RACR**	As presented	No Change	Final RACR document to be submitted. Addendums to be submitted as the various remedial actions are completed.
7.0	**Public Involvement**	As presented	No Change	
8.0	**Regulatory Oversight**	TBD	TBD	
9.0	**Insurance**	TBD	TBD	
10.0	**ETCA Administration Support**	TBD	TBD	
11.0	**Risk Assumption**	TBD	TBD	

PARCEL G

Task	Scope Item	MACTEC ETCA (3-30-10) Scope based on Draft DBR	MACTEC Revised ETCA (9-1-10) Scope based on Final Draft DBR	Comments
1.0	**Project Planning, documentation, reporting, etc.**	As presented	No Change	Project planning, documentation, reporting costs are the same in both scopes. Assumes appropriate level of staffing for level of work (i.e. reduces over time) Sustainable funding needed for perpetuity tasks (30 years?).. Need to discuss with Navy typical Navy PM coordination tasks and administrative resources that are involved with managing work going forward.
2.0	**Soil Gas Survey**	Soil Gas Survey will be conducted by the Navy	No change-Survey will be conducted by the Navy per Soil Vapor Intrusion Survey (July 2010)	
3.0	**Remedial Design**	No Cost Associated with this task	No Change	
4.0	**Remedial Action Work Plan**	As presented	No Change	Based on current RD scope significant amount of design work will be required in the RAWP. Navy and City/Lennar team to discuss design elements missing from the RD.
5.0	**Remedial Implementation**	No Cost Associated with this task	No Change	

5.2.6	**Post Verification Soil Gas Sampling**	As presented	No Change	MACTEC assumed task and not specified in the DF DBR
5.3	**Soil Cover**			
	Asphalt Cover	853,340 sf per Draft DBR	No Change	
	Drainage Design	Assumed subsurface drainage	Changed – surface drainage only using existing drainage swales	
	Durable Cover Maintenance	Assumed asphalt will be resurfaced 3 times over 30 year period	Changed - Assumes 1/3 of the asphalt surface area will be resurfaced every 10 years.	DF DBR did not specify frequency or quantity of maintenance
5.4	**Soil Vapor Control**			
	Soil Vapor Mitigation Barrier	209,200 sf per MACTEC	No Change	Quantity will be revised based on results from Navy soil gas survey. Remedy not included in DF DBR.
	Vapor Control	209,640 sf, passive engineering control per MACTEC	No Change	Quantity will be revised based on results from Navy soil gas survey. Remedy not included in DF DBR.
	Performance Monitoring Post Construction	6 events – one for each assumed building, 2 samples each per MACTEC	No Change	Quantity will be revised based on results from Navy soil gas survey. Remedy not included in DF DBR.
5.5	**Long Term Monitoring**			
	Sampling Frequency and Duration	As presented	No Change	Year one per monitoring scope per DF DBR. Subsequent years as shown in MACTEC ETCA scope sheets.
	VOC and Metal Monitoring Wells	14 wells total based on current GW monitoring program	Changed – 15 wells per DF DBR	Number of wells and analytical per DF DBR

5.6	**Well Abandonment/Extension/ and Rehabilitation**			
	Well Abandonment	43 wells	Changed to 47 wells (15 wells monitoring program, 31 water level only, 1 not abandoned by Navy DF DBR)	Number to be revised based on total number of wells remaining after Navy completes well abandonment activities.
	Redevelopment	5 event s– 3 wells each event	No Change	
	Well Extensions	43 wells	Changed to 47 wells (15 wells monitoring program, 31 water level only, 1 not abandoned by Navy DF DBR)	Number to be revised based on total number of wells remaining after Navy completes well abandonment activities.
5.7	**5-year reviews**	As presented	No Change	
5.8	**Implementation of Institutional Controls**	As presented	No Change	
	Compliance Monitoring for RMPs	TBD	TBD	
5.9	**TPH Remediation**	Task to be completed by Navy	No Change	
6.0	**RACR**	As presented	No Change	Final RACR document to be submitted. Addendums to be submitted as the various remedial actions are completed.
7.0	**Public Involvement**	As presented	No Change	
8.0	**Regulatory Oversight**	TBD	TBD	
9.0	**Insurance**	TBD	TBD	
10.0	**ETCA Administrative Support**	TBD	TBD	
11.0	**Risk Assumption**	TBD	TBD	

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